

Adopted at Meeting of 12/ 20/ 73

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: AUTHORIZATION OF DIRECTOR TO PROCLAIM BY
CERTIFICATE MINOR MODIFICATIONS OF THE GOVERNMENT
CENTER URBAN RENEWAL PLAN, PROJECT NO. MASS. R-35
AND THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority on April 3, 1963, and approved by the City Council on May 25, 1964; and

WHEREAS, Section 901 of Chapter IX of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964, and approved by the Boston City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where proposed modifications will not substantially or materially alter or change the Plan; and

WHEREAS, the Authority has on December 2, 1970, adopted a Resolution entitled "Modifications of the Urban Renewal Plan of the Government Center Urban Renewal Area and the Downtown Waterfront Faneuil Hall Urban Renewal Area":

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That subsection B of Section 302 of Chapter 111 of the Government Center Urban Renewal Plan entitled "Land Use and Building Requirements" is hereby modified in the following manner:
 - (a) That Parcels 13 and 14, with the exception of No. 6 Faneuil Hall Square, are consolidated as a new Parcel 13/14 as shown on the amended Land Use Map attached hereto.
 - (b) That Corn Court and Change Avenue within the Government Center Urban Renewal Project area will be discontinued and incorporated into Parcel 13/14.

- (c) That the Land Use Provisions and Building Requirements for new Parcel 13/14 are as follows:

PARCEL 13/14

A. Permitted Uses

The principal use of the Parcel shall be for General Office Use.

B. Building Requirements

1. Floor Area Ratio: Not to exceed 14.0 when combined with Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project. The gross floor area ratio shall be determined in accordance with the Boston Zoning Code.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway, open and/or arcaded, must be maintained on the easterly side of the combined parcels. Some space below the plaza level facing Faneuil Hall Square shall be occupied by retail or restaurant use.
3. Height: The major tower element is not to exceed 500' above elevation 34.
4. Setback: The principal Tower element, not including canopies, shall be set back at least 50 feet from a line running westerly from the northwest corner of the "Sanborn Building" on a course parallel to the northerly face of the South Market Building. No setback is required on the East, West and South elevations, provided that a passageway shall be maintained in accordance with Section 2 above.
5. Parking: No open parking. Specifically prohibited is any parking garage fronting on Faneuil Hall Square or having an entrance or egress thereon. Underground parking will be permitted below the grade of State Street.
6. Access: Parking and all loading access may only be from Merchant's Row. The number of off street loading bays required for the building is four (4).
7. Pedestrian Flow: A pedestrian way, open and/or arcaded, must be maintained along the easterly side of the combined parcels in a north and south direction from State Street to Faneuil Hall and connecting the overpass over Congress Street with Faneuil Hall Square and State Street. The building shall provide arcaded passageways on the easterly side of the building and on the portion of the building which abuts State Street.

8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line.
2. That Section 503 of Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is modified in the following manner:
 - (a) That Parcel E-11 as shown on the amended Land Use map attached hereto is hereby added to said Section 503.
 - (b) That Corn Court and Change Avenue within the Downtown Waterfront-Faneuil Hall Urban Renewal Project area will be discontinued and incorporated into Parcel 13/14.
 - (c) That said Parcel E-11 contains the following Land Use and Building Requirements:

Parcel E-11

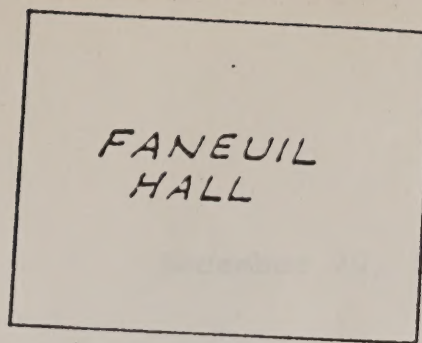
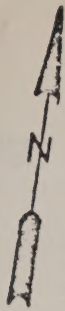
A. Permitted Uses

The principal use of the Parcel shall be for General Office Use.

B. Building Requirements

1. Floor Area Ratio: Not to exceed 14.0 when combined with Parcel 13/14 in the Government Center Urban Renewal Project. The gross floor area ratio shall be determined in accordance with the Boston Zoning Code.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway, open and/or arcaded, must be maintained on the easterly side of the combined parcels. Some space below the plaza level facing Faneuil Hall Square shall be occupied by retail or restaurant use.
3. Height: The major tower element is not to exceed 500' above elevation 34.
4. Setback: The principal tower element, not including canopies, shall be set back at least 50 feet from a line running westerly from the northwest corner of the "Sanborn Building" on a course parallel to the northerly face of the South Market Building. No setback is required on the East, West and South elevations, provided that a passageway shall be maintained in accordance with Section 2 above.

5. Parking: No open parking. Specifically prohibited is any parking garage fronting on Faneuil Hall Square or having an entrance or egress thereon. Underground parking will be permitted below the grade of State Street.
 6. Access: Parking and all loading access may only be from Merchant's Row. The number of off-street loading bays required for the building is four (4).
 7. Pedestrian Flow: A pedestrian way, open and/or arcaded, must be maintained along the easterly side of the combined parcels in a north and south direction from State Street to Faneuil Hall and connecting the overpass over Congress Street with Faneuil Hall Square and State Street. The building shall provide arcaded passageways on the easterly side of the building and on the portion of the building which abuts State Street.
 8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line.
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3. That the proposed modifications herein adopted by the Authority on December 20, 1973 regarding the Government Center Urban Renewal Plan and the Downtown Waterfront-Faneuil Hall Urban Renewal Plan are affirmed and found to be minor modifications which do not substantially or materially alter or change the respective Plans.
 4. That all other provisions of said Plans not inconsistent herewith be and are continued in full force and effect.
 5. That the Director be and hereby is authorized to proclaim by certificate those minor modifications of the Government Center Urban Renewal Plan herein adopted by the Authority on December 20, 1973, and by this Resolution, all in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1, Circular dated June 3, 1970.



FANEUIL
HALL

FANEUIL HALL SQUARE

CONGRESS ST.

13/14

CHANGE AVE. (PARK)

COEN ST. (PARK)

COEN ST. (PARK)

ROW

MERCHANTS

E-11

STATE STREET

GOVERNMENT CENTER
PROJECT

WATERFRONT
PROJECT

GOVERNMENT CENTER & WATERFRONT URBAN RENEWAL PROJECT

60 STATE ST.

LAND DISPOSITION PARCEL

13/14 & E-11

MAY, 1973

MEMORANDUM

December 20, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: PROCLAIMER PROCEDURE RELATIVE TO MINOR MODIFICATION
OF THE GOVERNMENT CENTER URBAN RENEWAL PLAN, PROJECT
NO. MASS. R-35, AND OF THE DOWNTOWN WATERFRONT-
FANEUIL HALL URBAN RENEWAL PLAN, PROJECT NO. MASS.
R-77.

On November 30, 1972, the Authority voted to authorize the Director to proclaim certain minor modifications of the above mentioned Urban Renewal Plans which had been adopted by the Authority on December 2, 1970, prior to the formation of proclaimer procedures by HUD.

Since the November 30, 1972 meeting, it has been necessary to clarify and further modify certain of these changes in order to facilitate the development of an office building by Cabot, Cabot and Forbes Company. These modifications are minor in nature and do not substantially or materially alter or change the Plan.

An appropriate resolution is attached.

Attachment: